

KSBA Architects Office Building Pittsburgh, Pennsylvania



Owner: Lawrenceville Development Corporation

Project Team:

- Architect: KSBA Architects
- Engineer: RAY Engineering
- Contractor: Campbell Contracting Engineers
- Lighting Consultant: Carlins Consulting

Building Statistics:

- Completion Date: December, 1998
- Cost: \$.58 M
- Size: 9,100 square feet
- Footprint: 4,343 square feet
- Construction Type: Commercial
- Use Group: Business
- Lot Size: 4,343 square feet
- Annual Energy Use: 68 kBtu/sf/year
- Occupancy: 25



LEED™ 1.0 Certification:
CERTIFIED

Notes from the Project Team: *LEED™ increased the credibility of the design team's efforts to integrate energy and environmental design strategies.*

❑ Sustainable Sites

- **Site Selection:** Reuse of existing 1888 building on a site within one block of 4 major bus routes
- **Resource Protection:** No disturbance of the site; added street trees
- **Alternative Transportation:** Showers and indoor parking are incentives

❑ Water Efficiency

- **Water:** Flow-restrictor faucets
- **Storm/Waste Water:** Low-consumption toilets

❑ Energy and Atmosphere

- **Energy:** Exceeds ASHRAE/IES Standard 90.1-1989 by 30%
- **HVAC:** Access flooring with convection enhanced ventilation
- **Controls/Monitoring:** HVAC system utilizes economizer cycle: works with outdoor air temperature
- **Lighting:** Large windows and skylights contribute 30-50%

❑ Materials and Resources

- **Structure:** 100% rehabilitation of an existing building
- **Envelope:** Entire existing shell kept intact
- **Materials Reuse:** Value of reused and salvaged material is approximately 10.5% of total value of materials on the project

❑ Indoor Environmental Quality

- **Indoor Environmental Quality:** Modular carpet used with no adhesives. HVAC air handler installed only after construction was completed. Access floor supply plenum was cleaned prior to operation.
- **Furniture:** 90% reuse of architectural millwork and furniture